

## RESOLUTION NO. 20729

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE, CALIFORNIA AMENDING THE LAND USE DESIGNATION OF THE UNIVERSITY AVENUE SPECIFIC PLAN TO CHANGE APPROXIMATELY 5.15 ACRES DEVELOPED WITH COMMERCIAL AND PARKING FACILITIES FROM SUBDISTRICT 3 TO SUBDISTRICT 4 AT 1300, 1350 AND 1410 UNIVERSITY AVENUE SITUATED ON THE SOUTH SIDE OF UNIVERSITY AVENUE WEST OF IOWA AND TO ADD SUBSECTION 4.2.6, MIXED USE STUDENT HOUSING.

WHEREAS, an application was submitted to the City of Riverside, designated as Case P04-0072 to amend the land use designation of the University Avenue Specific Plan to change approximately 5.15 acres developed with commercial and parking facilities from Subdistrict 3 to Subdistrict 4 at 1300, 1360, and 1410 University Avenue, situated on the south side of University Avenue west of Iowa Avenue and to add a new Section 4.2.6; and

WHEREAS, the Planning Commission of the City of Riverside, advertised for and held a public hearing on May 6, 2003, to consider the proposed amendment to the University Avenue Specific Plan and recommended to the City Council that the amendment be approved with modifications and determined that with the adoption of a mitigated negative declaration, the approval of Case P04-0072 will not have a significant effect on the environment; and

WHEREAS, the City Council advertised for and held a public hearing on June 1, 2004, to consider Case P04-0072; and

WHEREAS, the City Council received and considered the staff report and recommendation of the Planning Commission and all other testimony, both written and oral, presented at the public hearing;

NOW, THEREFORE, BE IT RESOLVED, FOUND AND DETERMINED by the City Council of the City of Riverside as follows:

Section 1: It is in the public interest to amend the land use designation of the University Avenue Specific Plan by adding a new Section 4.2.6 more particularly described as follows:

4.2.6 Mixed Use Student Housing.

Subdistrict 4c is envisioned as a primarily student housing area with ground floor commercial and retail use opportunities adjacent to the University Avenue corridor. This Subdistrict would

1 allow for a higher intensity of student housing development, yet allowing for a limited mixed use  
2 development. The site will consist of 4-story student housing complexes with a 6-story parking  
3 structure set back behind the primary retail/student housing building adjacent to University Avenue.  
4 This area will tie together with Subdistrict 4a and 4b to form a viable mixed use area in the  
5 University and Iowa intersection.

6 Section 2: It is the independent judgment of the City Council of the City of Riverside that this  
7 amendment will not have a significant effect on the environment and a Mitigated Negative  
8 Declaration be adopted and all identified mitigation measures shall be required for the project.

9 Section 3: The land use designation of the University Avenue Specific Plan, as adopted and  
10 referenced in the General Plan, is hereby amended to change approximately 5.15 acres developed  
11 with commercial and parking facilities from Subdistrict 3 to Subdistrict 4c at 1300, 1360, and 1410  
12 University Avenue, as shown on the map attached hereto as Exhibit "A" and incorporated herein by  
13 this reference.

14 Section 4: The amendment adopted by this resolution shall be integrated into the adopted  
15 University Avenue Specific Plan document and shall be noted on the appropriate Specific Plan and  
16 General Plan Circulation diagrams previously approved by the City Council.

17 ADOPTED by the City Council and signed by the Mayor and attested by the City Clerk this 13<sup>th</sup>  
18 day of July, 2004.

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20   
21 Mayor of the City of Riverside

22 Attest:

23   
24 City Clerk of the City of Riverside

1 I, Colleen J. Nicol, City Clerk of the City of Riverside, California, hereby certify that the  
2 foregoing resolution was duly and regularly introduced and adopted at a meeting of the City Council  
3 of said City at its meeting held on the 13<sup>th</sup> day of July, 2004, by the following vote, to wit:

4 Ayes: Councilmembers Betro, Moore, Gage, Schiavone, Adkison, Hart, and Adams

5 Noes: None

6 Absent: None  
7

8 IN WITNESS WHEREOF I have hereunto set my hand and affixed the official seal of the City  
9 of Riverside, California, this 13<sup>th</sup> day of July, 2004.  
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12 City Clerk of the City of Riverside  
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